

# Preliminary Outline of Land Use Element

## 2004 Seattle Comprehensive Plan Update

*March 2, 2004*

### GENERAL THEMES OF UPDATE

- Legibility
- Parallel structures
- Consolidate
- Remove little-used designations
- Explain intent
- Highlight Urban Village strategy and sustainability

### NEW URBAN VILLAGE ELEMENT

1. The urban village strategy as the foundation of each of the plan's elements
2. The categories of centers and villages
  - a. **Drop neighborhood anchor designation**
  - b. **Designate South Lake Union as an Urban Center**
3. The distribution of growth
  - a. **Change term from “growth target” to “growth estimate”**
  - b. **Update estimates for each center and village based on new citywide growth estimates and recent growth trends, or**
  - c. **Update growth estimates only for urban centers and manufacturing/industrial centers, eliminate village-level estimates**
4. Open Space
5. Annexation
  - a. **Amend criteria for Potential Annexation Areas (PAAs) to allow for annexation of unincorporated areas adjacent to Seattle**
  - b. **Add West Hill and North Highline as PAAs**

### LAND USE ELEMENT

1. Future Land Use Map
  - a. **Make sure that there are broad criteria for each map designation (add in discussion of city-owned open space and major institutions)**
  - b. **Remove zone-specific rezone criteria**
2. Citywide Land Use Policies
  - a. Rezones
    - **describe general considerations for reviewing rezones**
    - **add a policy that would limit rezones to high-density categories to urban centers and villages**
  - b. Uses (generally uses are permitted, prohibited or conditional; non-conformities can continue)
  - c. Development standards

- General intent for regulations guiding lot coverage, setbacks, open space, screening and landscaping, **tree protection**, signs, noise, airborne emissions, and light and glare.
  - d. Parking
    - Policies provide general intent for off-street parking quantity and location requirements, on-street parking is covered in Transportation element
  - e. Zoning Overlays
  - f. Design Review
  - g. Planned Development
  - h. Public Facilities and Institutions
- 3. Zone-Specific Land Use Policies
  - **Specific rezone criteria are in the Land Use Code. Eliminate duplication by providing the intent for those criteria in the Comp Plan, but not the detailed criteria.**
  - Describe the environment that each zone/category is intended to promote
  - a. Single-Family Areas
    - **Eliminate distinction between low-density and high-density single-family areas.**
  - b. Multifamily Residential Areas
  - c. Mixed-Use Commercial Areas
    - **Set foundation for revisions to the Commercial Land Use Code**
    - **Create a clearer connection between urban village strategy and commercial area policies**
  - d. Industrial Areas
  - e. Downtown Areas
    - **Refer the reader to the Downtown Neighborhood Plan**
- 4. Location-Specific Land Use Policies
  - a. Major Institutions
  - b. Historic Districts and Landmarks
  - c. **Environmentally Critical Areas**
    - **New section based on existing ECA Policies and best available science analysis**
  - d. Shorelines
    - No changes currently being considered